

MINUTES
INLAND WETLANDS AGENCY
OCTOBER 12, 2011 - 7:00 P.M.
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Block, Furlong, Williams
Staff: Jones, Silsby

The meeting was called to order by Chairperson Scott at 7:02 p.m.

II. PUBLIC COMMUNICATIONS – None

III. APPROVAL OF THE MINUTES OF September 28, 2011

MOTION: To approve the minutes of September 28, 2011

Motion made by Williams, seconded by Furlong, so voted unanimously.

IV. NEW APPLICATIONS

1. Maple Glen Subdivision, Gungywamp Road, Briar Hill Road, Pleasant Valley Road North

Staff explained that the wetland permit for this subdivision has expired. The subdivision involves 14 frontage lots on Briar Hill Road and North Pleasant Valley Road. The wetlands locations were reviewed. Staff noted the original permit conditions are reflected on this plan.

MOTION: To classify as a minor

Motion made by Block, seconded by Furlong, so voted unanimously.

V. PENDING

1. Groton Bible Chapel Youth Center, 66 Tollgate Road

Staff stated that drainage design has not been finalized. The applicant hopes to be ready for the next meeting.

VI. NEW BUSINESS

1. Fairview/Odd Fellows, Lestertown Road & Military Highway – Jurisdiction Determination

Present for this application was Clint Brown of DiCesare Bentley, Jim Malloy of Odd Fellows, and Jim Cowen, a Professional Wetland Scientist. Staff explained that the new definition of regulated activity allows the Agency to regulate activity outside the established upland review area if they find that the proposed activity is likely to impact or affect wetlands. She stated that a letter from Brown was included in their packets and that he will explain why he feels this is not a regulated activity.

Brown reviewed the facilities that currently exist on the property. Odd Fellows has commissioned a master plan for their property to provide additional housing for older adults with varying degrees of care. He stated that there are nearly 70 acres on the property. There will be four (4) housing areas associated with the proposal. The proposal for area 1 includes 23 active adult units, new club house with pool, additional parking, and a new access road to Military Highway. Sixteen (16) units are being proposed in area 2 and 197 congregate housing units are being proposed for area 3. Phase 4 involves additional active adult units. The construction will be phased. They hope to begin in area 1 sometime next year in 2012, but no timelines have been determined yet for areas 2, 3, and 4. It was noted that there are 4 areas of wetlands along Military Highway and a watercourse near Military Highway. Brown highlighted the 100 foot upland review area. He reviewed the proposed drainage system, which will outlet to the Thames River via a large concrete sluiceway. The areas around the wetlands will remain undeveloped and as open space.

Jim Cowen of Environmental Planning Services explained that the wetland pockets are supported by ground water discharge and culverts are associated with all four of them. A watercourse may exist on the other side of Military Highway. He stated that there are minimal wetlands on the property.

Staff noted that if the land were flat, she would have told the owner that a permit was not needed for this activity, given how far away the development is from the wetlands. However, because all the work is upslope of the wetlands, she advised the applicant to seek a ruling from the agency. If the Agency finds that the work may affect the wetlands, they should require a permit. They should not base their decision on the assumption that an adequate erosion control plan would protect the wetlands as they can only review an erosion control plan if an application is submitted. She asked whether the Agency wanted to walk the site. The Agency noted that they are familiar with the property.

Brown stated that the plan has about 30% impervious surface and 70% pervious surface. He noted that the closest activity to the wetlands is the grading for the new driveway 250 feet from a wetland pocket.

The Agency noted that there are no stormwater discharges directed to the wetlands.

MOTION: To find that that Fairview/Odd Fellows, Lestertown Road & Military Highway plan dated October 6, 2011, does not require an inland wetland permit.

Motion by Williams, seconded by Furlong, so voted unanimously

2. Adoption of 2012 Meeting Schedule

MOTION: To adopt the 2012 Meeting Schedule

Motion made by Block, seconded by Furlong, so voted unanimously

3. Report of Chair

Scott stated that Williams will attend the upcoming Committee of Chairpersons meeting in his place.

4. Report of Staff - None

VII. ADJOURNMENT

Meeting adjourned at 7:38 p.m.

David Scott, Chairman
Inland Wetland Agency

Prepared by Robin Silsby
Office Assistant II